

**ORDINANCE NO. 20070322-063**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 417 WEST 6<sup>TH</sup> STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT-CONDITIONAL OVERLAY (CBD-CURE-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from central business district (CBD) district to central business district-central urban redevelopment-conditional overlay (CBD-CURE-CO) combining district on the property described in Zoning Case No. C14-07-0013, on file at the Neighborhood Planning and Zoning Department, as follows:

Being Lots 1-8, Block 52, and the vacated alley, Original City of Austin, and being more particularly described in a Deed of record in Volume 11804, Page 2031, Real Property Records of Travis County, Texas (the "Property"),

locally known as 417 West 6<sup>th</sup> Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The site development regulations for the Property within the boundaries of the central urban redevelopment (CURE) combining district established by this ordinance shall be modified to provide as follows:

Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 11.0 to 1.0.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

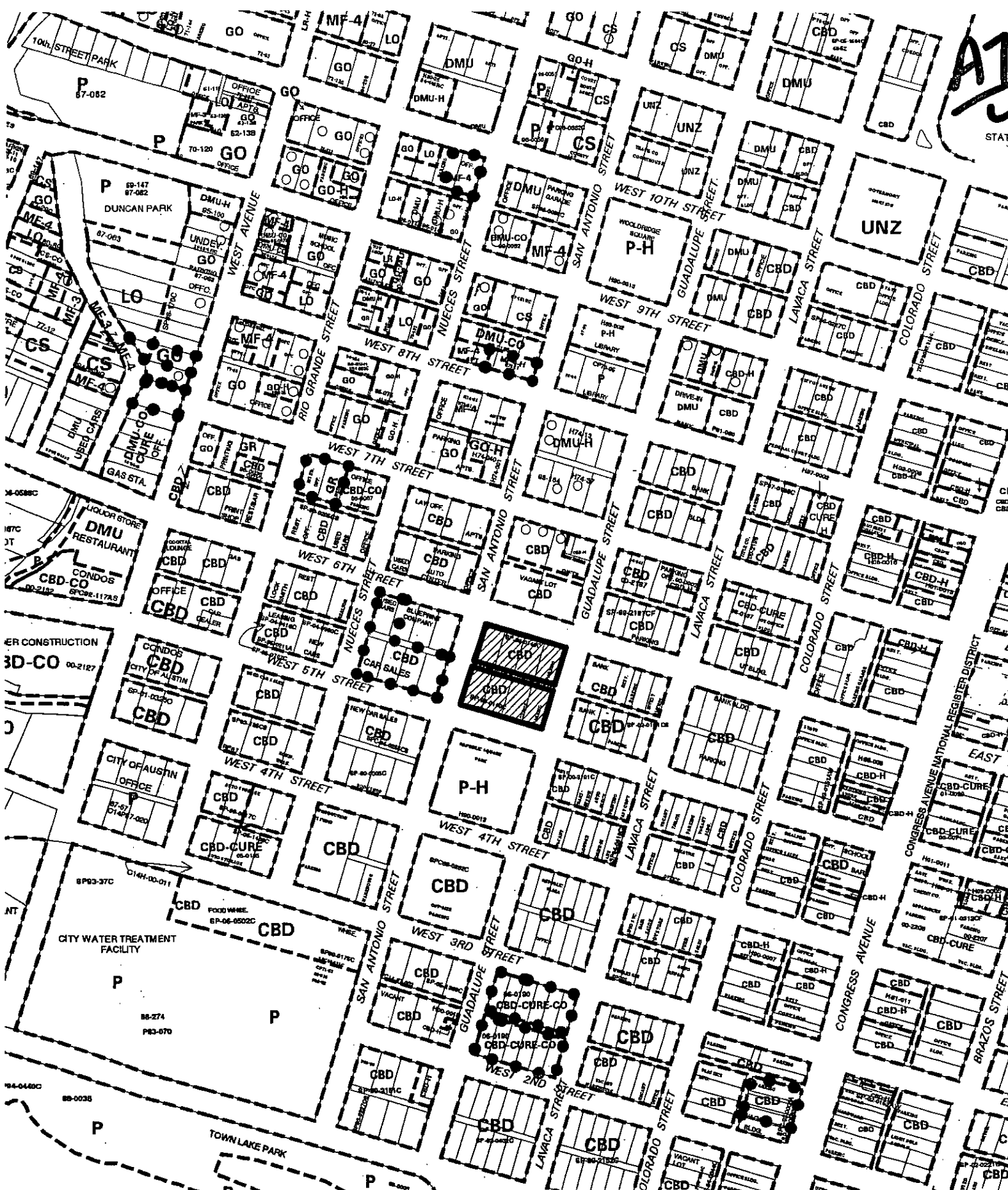
Prior to site plan approval, a traffic impact analysis ("TIA") shall be provided to the Watershed Protection and Development Review Department, or its successor department, of the City of Austin. All development on the Property shall be subject to the requirements of the TIA as set forth in Section 25-6, Article 3 (*Traffic Impact Analysis*) of the City Code and Section 2 of the Transportation Criteria Manual. Notwithstanding the results of the TIA, the completed development or uses of the


Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.


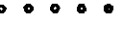

**PASSED AND APPROVED**

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A7  
STATE



  
1" = 400'

SUBJECT TRACT   
PENDING CASE   
ZONING BOUNDARY   
CASE MGR: J. ROUSSELIN

**ZONING EXHIBIT A**

CASE #: C14-07-0013  
ADDRESS: W 6TH ST  
SUBJECT AREA (acres): 1.750

DATE: 07-02  
INTLS: SM

CITY C.  
REFERENCE  
NUMBER  
J22